










Offers Over

£285,000

45 Cleugh Rise

Wallyford | East Lothian | EH21 8FJ

A fantastic opportunity has arisen to acquire stunning three bedroom semi-detached home quietly positioned within a sought-after new build development in Wallyford. Finished to a first class standard while being situated close to superb day-to-day amenities and transport links, the property will undoubtedly appeal to professionals, couples and growing families.

-  3 beds
-  1 public
-  2 bathroom
-  Private gardens
-  Driveway
-  EPC Band - B
-  Council Tax Band - E



Description

Internally, the property is presented in true walk-in condition while briefly comprising of; welcoming entrance hallway with an understairs storage cupboard, bright and airy lounge, stylish fully-fitted kitchen/diner with a range of integrated white goods and under-unit lighting while being finished with contemporary neutral coloured units and a white marble-like worktop, separate utility room, partially-tiled W/C with wooden wall paneling, first floor landing with an over stairs cupboard, good sized principal double bedroom with integrated wardrobes, partially-tiled en-suite shower room with a double cubicle, second well-proportioned double bedroom with integrated wardrobes and stunning views overlooking Edinburgh, third bedroom allowing for flexible use as a home office or dressing room, and a partially-tiled family bathroom with an over-bath shower.

The property also benefits from gas central heating and double glazing throughout.



Extras

Selected fixtures and fittings, including; integrated gas hob, oven, extractor hood, fridge-freezer and dishwasher, some light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

Private garden grounds can be found to both the front and rear of the property with both being laid to lawn and well looked after. For the car owner, there is a single driveway with space for up to three cars while there is ample on-street parking to accommodate visitors.

Viewing

By appointment through Neilsons 0131 625 2222.





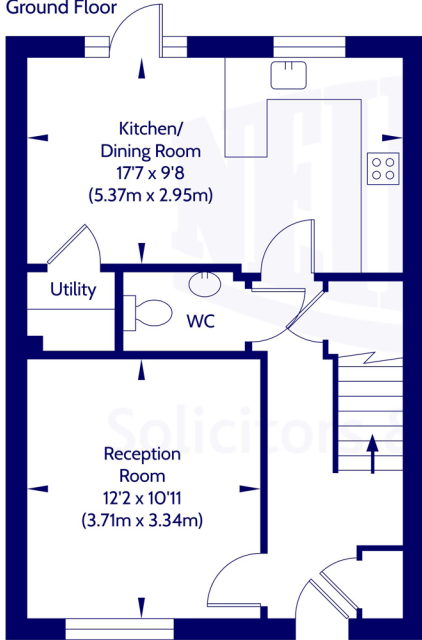
Location

The village of Wallyford is located within the heart of East Lothian, approximately two miles southeast of Musselburgh and adjacent to the A1. It is close to pleasant open countryside and provides pleasant walkways and cycle tracks with excellent beaches nearby along the East Lothian coast. Small local shops cater for day to day requirements whilst a wider range of shops and services can be found in nearby Musselburgh. Further facilities are available at Asda at The Jewel and The Fort Kinnaird Retail Park. An efficient public transport system, including a railway station within Wallyford itself, ensures easy access to Edinburgh and the surrounding areas and the Edinburgh City Bypass is within easy reach. The award winning Wallyford Primary School is within close proximity and a new local high school is planned to open in the near future.

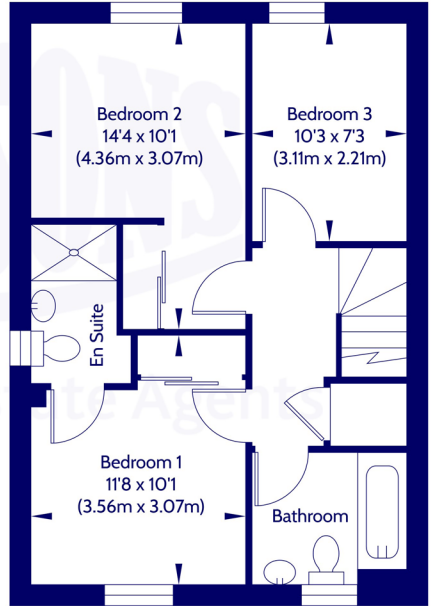




Ground Floor



First Floor



Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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✉ mail@neilsons.co.uk

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Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

